

MINUTES

NEW DURHAM PLANNING BOARD

AUGUST 15, 2006

Chairman Bob Craycraft called the meeting to order at 7:15 PM.

Roll Call: Bob Craycraft (Chairman), David Lindberg, Cathy Orlowicz (Alternate, sitting for Donald Voltz), George Gale (Alternate sitting for Mike Clarke). Excused: Mike Clarke, Ron Gehl

Public Input: There was no public input.

Planning Board Rules of Procedure: David Allen noted that he had received no additional comments or input since the last meeting. Cathy Orlowicz noted a few errors which were adjusted. It was noted that advice from the Local Government Center and Town Counsel was that the Planning Board lacked the authority to set restrictions on who could be a member of the Planning Board, and all wording to that effect had been eliminated. Allen walked through his proposed edits for clarity and process. These included taking the detailed procedures for application procedures out of the Rules of Procedure and moving them to the Subdivision and Site Plan Regulations.

David Lindberg moved to take the Planning Board Rules of Procedure, as submitted to the Planning Board and amended on August 15, to public hearing. George Gale seconded. Unanimous with no abstentions. George Gale moved to schedule the Rules of Procedure for public hearing on September 5. David Lindberg seconded. Unanimous with no abstentions.

Driveway Regulations: The Board reviewed the draft Driveway Regulations proposed by the Town Administrator and Road Agent. There were no major concerns, and a number of questions and suggestions were raised. The Board will request a meeting with the Road Agent and Town Administrator to review these questions.

Capital Improvement Plan: The Board made a preliminary review of the Capital Improvement Plan. The Board will request a meeting with the Town Administrator to better understand the rationale and process used in coming up with the plan, and to get answers to their questions.

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Subdivision Regulations: Cathy Orlowicz suggested a few changes which were agreed upon and will be added. David Allen suggested that subdivision of larger lots in conservation and rural areas begin with a natural resources inventory from which the Board would identify undevelopable areas before the developer begins carving out lots. Bob Craycraft suggested that he research the possibilities. Allen asked Board members to identify areas in the regulations that can be abbreviated or clarified. Work will continue at the September 19 Work Session

New/Old Business: Ron Gehl referred to plans for new subdivisions across the line in Alton. Peter Rhoades will attend the Alton Planning Board meeting to request that they consider it a plan with regional impact.

2007 Ballot Issues: George Gale suggested that the Planning Board recommend an increase in the amount of the Land Use Change Tax that is set aside for conservation purposes. David Allen said the Board would be receiving a written request from the ZBA requesting clarification of the wording in the Zoning Ordinance related to the definition of a dwelling, and the length of time a camper-trailer can be used on a lot.

2007 Budget: The Board discussed requesting approximately \$10,000 for help in writing zoning ordinances to implement the Master plan. George Gale will get an estimate from Cynthia Copeland at Strafford Regional Planning Commission. It was suggested that some or all of the money be placed in an "Expendable Trust" instead of an annual budget line item, so that it can be carried over to the next year if not used in the first year.

Minutes: The Board reviewed the minutes of August 1, 2006. A few small errors were found and corrected. No action was taken.

George Gale moved to adjourn at 9:26 PM. David Lindberg seconded. Adjourned.

Respectfully Submitted,

David Allen
Land Use Administrative Assistant